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Construction Industry News from City Hall

*Superintendent of Central Inspection
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Lead Based Paint PRE-Rule **(K.A.R. 28-72-51 to 28-72-54)**

Kansas Regulations require that the EPA lead pamphlet, *Protect Your Family From Lead in Your Home*, and a renovation notice be provided to owners and occupants of pre-1978 housing before beginning any compensated work which disturbs more than 2 square feet of paint. This includes landlords, general contractors and special trade contractors (painters, plumbers, carpenters, electricians, heating and air-conditioning mechanics, etc.). The receipt of the pamphlet and renovation notice must be documented and records retained for 3 years. Violators may be subject to civil and criminal penalties.

This regulation was designed to promote lead hazard awareness among contractors and to protect Kansas children from lead poisoning as a result of remodeling and renovation activity. Eighty percent of housing in Kansas was built prior to 1978 and may contain lead based paint. There are ways contractors can reduce lead hazards when disturbing paint in these houses. Creating a lead hazard poses a serious threat to occupants, especially young children or pregnant women. Effects of lead poisoning range from delayed development, decreased IQ, and learning and behavior problems to adverse effects on the kidneys, digestive and reproductive systems. Severe cases can cause devastating health consequences including seizures, coma, and death. In many cases there are no signs of lead poisoning. Blood lead testing is the only way to identify children with harmful blood lead levels.

By making these pamphlets available in building permit offices throughout Kansas, contractors have the opportunity to learn about lead based paint regulations and lead based paint hazards. Through education and compliance with these regulations, together we are helping Kansas children stay safe and lead free.

If you have any questions regarding this subject you may contact Maria Albert, Environmental Consultant, KCLPPP, Kansas Department of Health and Environment at 785-368-7389 or you may call the program toll free at 1-888-291-2821.

Jim Cranford, C.E.O., Building Codes Administrator

ELEVATOR MAINTENANCE

The City of Wichita presently enforces the requirements of the 1996 edition of the Safety Code for Elevators and Escalators (ASME A17.1-1996) for all elevators, escalators, and related equipment that is installed, altered, repaired or maintained within the City.

Section 1206 of this Code contains requirements pertaining to maintenance of all elevator equipment. The following sections state in part:

1206.2a Hoistways and Pits.

Hoistways and pits shall be kept clean and free of dirt and rubbish and shall not be used for storage purposes. Water shall not be allowed to accumulate in pits.

1206.2b Machine Rooms.

Machine room floors shall be kept clean and free from oil or grease. Articles or materials not necessary for the maintenance or operation of the elevator shall not be stored in the machine room. Flammable liquids having a flashpoint of less than 110(F (43(C) shall not be kept in such rooms.

1206.2c Top of Cars.

The tops of cars shall be kept clean and free from oil or grease and shall not be used for storing lubricants. Material not required for the operation of the elevator shall not be stored or carried on top of the elevator car.

The intent of these requirements is of course safety. For example:

Hoistways and Pits. There have been incidents in the past where excess rubbish (paper, oily rags, etc.) has resulted in a fire in the pit, or excess water in the pit has caused the elevator to stall due to interruption of electrical power to the elevator.

Machine Rooms. The storage of boxes, furniture or any other objects foreign to the maintenance or operation of the elevator can infringe on the required working clearances necessary to perform maintenance on the elevator equipment and is therefore prohibited. Also, storage of oily rags or similar materials in the machine room is not allowed unless they are stored in metal, metal-lined or other approved containers with tight fitting covers.

Top of Cars. The presence of oil or grease on top of an elevator car can pose a potential serious hazard for the elevator mechanic or inspector while performing their respective duties. Also, the storage of lubricants or other material is prohibited due to the possibility of falling off the top of the car and down the hoistway.

Wayne L. Holen, Construction Inspection Supervisor, Electrical/Elevator Section

Q & A

Q: When appliances are in place on the final inspection am I, the general contractor, responsible to see that all of the manufacturer's installation requirements are met? I was recently turned down because the "anti-tip devise" had not been installed.

A: Yes. Section 18.12.020 of the Code of the City of Wichita states in part: A contractor shall be responsible for all work included in his/her contract, whether or not such work is done by him/her directly or by subcontractors. Section 303.1 of the 1997 Uniform Mechanical Code states that "Equipment shall be installed as required by the terms of its approval". The conditions of its listing and the manufacturer's installation instructions shall be the minimum requirements for the installation.

Q: What are the code requirements for handrails?

A: The top of the handrail and handrail extensions shall be placed not less than 32 inches nor more than 38 inches above the landing or the nose of the treads. Handrails shall be continuous the full length of the stairs and except for private stairs, at least one handrail shall extend in the direction of the stair run not less than 12 inches plus the width of a tread beyond the top and bottom risers. Ends shall be returned to the wall, newel, volute or shall have terminations or bends.

Ray Sledge, Construction Inspection Supervisor, Building Section

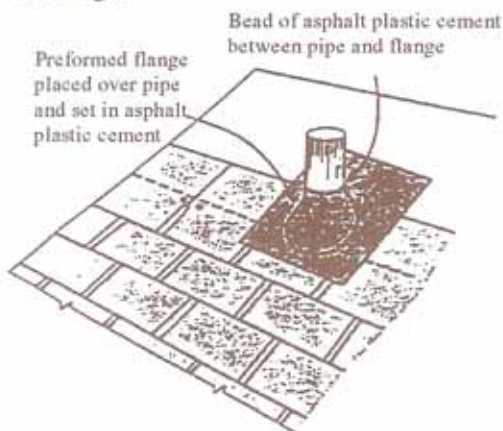
Plumbing & Mechanical

The Plumbing Board voted to recommend adoption of the 2000 Uniform Plumbing Code and the Mechanical Board voted to recommend adoption of the 2000 International Mechanical Code. Both codes are in the amendment process and if adopted by the City Council should be in effect by the end of the year. We will keep you informed regarding the adoption of these codes.

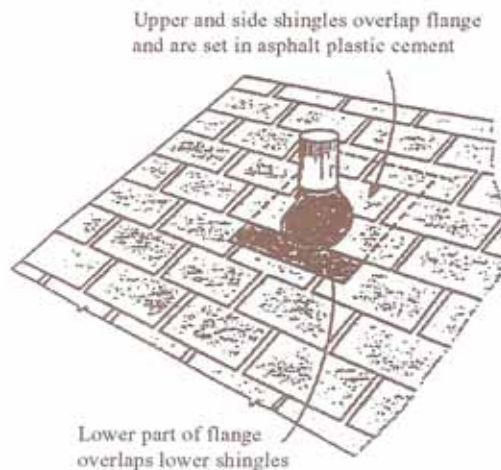
ATTN:Plumbing Contractors

The 1997 Edition of the Uniform Plumbing Code states in Section 1109.2.2 the Schedule 40 plastic DWV systems shall not be tested by the air test method. The International Association of Plumbing and Mechanical Officials (IAPMO) was contacted by this office and we requested an interpretation of Section 1109.2.2. They took the question before the IAPMO Code Committee who stated that "**no air tests are allowed on any plastic drain, waste & vent system**". They claim that this is a life safety matter and air is considered a form of gas and is susceptible to explosion. We mistakenly have allowed air tests for plastic DWV systems, however as of October 1, 2001 these air tests will no longer be allowed.

Roof Vent Flashings: There have been numerous problems with the installation of roof vent flashings. Please observe the following instructions when installing these flashings.



Application of flashing over vent pipe



Application of shingles around flashing

Avoid excessive use of cement as it may cause blistering. Do not drive fasteners close to the pipe. The completed installation should appear as above with the lower part of the flange overlapping the lower shingles and the side and upper shingles overlapping the flange.

Follow the same procedure where a ventilator or exhaust stack is located at the ridge with one difference: bring the shingles up to the pipe from both sides and bend the flange over the ridge to lie in both roof planes, overlapping the roof shingles at all points. Ridge shingles are then positioned to cover the flange. Embed the ridge shingles in asphalt plastic cement where they overlap the flange.

Dan Leidy, Construction Inspection Supervisor, Plumbing/Mechanical Section

MECHANICAL & PLUMBING BOARD APPOINTMENTS

The City of Wichita is currently seeking qualified persons for possible appointment by the Wichita City Council to positions on the City of Wichita's Mechanical and Plumbing Boards. Eligible candidates must reside in the City of Wichita.

There are currently seven (7) positions on the Mechanical Board:

- (1) a refrigeration contractor;
- (2) a journeyman heating and air conditioning mechanic;
- (3) a boiler contractor;
- (4) a master air conditioning and warm air heating contractor;
- (5) a journeyman boiler;
- (6) a mechanical engineer; and
- (7) a citizen at-large.

There are currently five (5) positions on the Plumbing Board:

- (1) a master plumbing certificate holder;
- (2) a journeyman plumbing certificate holder;
- (3) a licensed mechanical engineer;
- (4) a licensed mechanical contractor; and
- (5) a citizen at-large.

If you are interested in applying for one of these Board positions, you may call the Office of Central Inspection at 268-4460 or the Wichita City Council Office to ask questions about the application process and/or to obtain an application.

Kurt Schroeder, Superintendent of Central Inspection



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